

DELIVER ALL RECEIPTS THEREFOR TO THE MORTGAGEE;

THAT THEY WILL KEEP ALL THE IMPROVEMENTS ERECTED ON SAID PREMISES IN GOOD ORDER AND REPAIR AND WILL NOT COMMIT OR SUFFER ANY WASTE OF THE PREMISES HEREBY MORTGAGED;

NOW, THEREFORE, IF THE SAID MORTGAGORS SHALL PAY SAID PROMISSORY NOTE, AND SHALL FULLY SATISFY AND COMPLY WITH THE COVENANTS HEREINBEFORE SET FORTH, THEN THIS CONVEYANCE SHALL BE VOID, BUT OTHERWISE TO REMAIN IN FULL FORCE AND VIRTUE AS A MORTGAGE TO SECURE THE PAYMENT OF SAID PROMISSORY NOTE IN ACCORDANCE WITH THE TERMS THEREOF AND THE PERFORMANCE OF THE COVENANTS AND AGREEMENTS HEREIN CONTAINED; IT BEING AGREED THAT ANY FAILURE TO MAKE ANY OF THE PAYMENTS PROVIDED FOR IN SAID NOTE OR THIS MORTGAGE WHEN THE SAME SHALL BECOME DUE OR PAYABLE, OR TO PERFORM ANY AGREEMENT HEREIN CONTAINED, SHALL GIVE TO THE MORTGAGEE THE OPTION TO DECLARE THE WHOLE AMOUNT UNPAID ON SAID NOTE OR SECURED BY THIS MORTGAGE, AT ONCE DUE AND PAYABLE AND THIS MORTGAGE BY REASON THEREOF MAY BE FORECLOSED AT ANY TIME THEREAFTER. IF THE SAID MORTGAGORS SHALL FAIL TO PAY ANY TAXES OR OTHER CHARGES OR ANY LIEN OR INSURANCE PREMIUM AS HEREIN PROVIDED TO BE DONE, THE MORTGAGEE SHALL HAVE THE OPTION TO PAY THE SAME AND ANY PAYMENT SO MADE SHALL BE ADDED TO AND BECOME A PART OF THE DEBT SECURED BY THIS MORTGAGE, AND DRAW INTEREST AT THE RATE OF TEN PER CENT PER ANNUM, WITHOUT WAIVER, HOWEVER, OF ANY RIGHT ARISING FROM BREACH OF ANY OF THE COVENANTS HEREIN.

THAT IN CASE SUIT OR ACTION IS COMMENCED FOR FORECLOSURE OF THIS MORTGAGE, THE MORTGAGORS SHALL PAY A REASONABLE SUM TO BE DETERMINED BY THE COURT, FOR AN ABSTRACT OF TITLE OF THE MORTGAGED PREMISES, OR A CONTINUATION OF ANY SUCH ABSTRACT AS MAY HAVE BEEN HERETOFORE FURNISHED BY THE MORTGAGORS;

AND IN THE EVENT OF SUCH SUIT OR ACTION BEING INSTITUTED, THE MORTGAGORS AND ASSIGNS SHALL ALSO PAY SUCH SUM AS THE COURT SHALL CONSIDER REASONABLE AS ATTORNEY'S FEES FOR THE BENEFIT OF THE PLAINTIFF, IN ADDITION TO THE COSTS AND DISBURSEMENTS PROVIDED BY STATUTE.

IN WITNESS WHEREOF, THE SAID MORTGAGORS HAVE HEREUNTO SET OUT HANDS AND SEALS THE DAY AND YEAR FIRST ABOVE WRITTEN.

EXECUTED IN THE PRESENCE OF

O. E. STRANAHAN

A. T. LEWIS

DAISY B. EASTHAM (SEAL)

O. W. EASTHAM (SEAL)

STATE OF OREGON,

COUNTY OF MULTNOMAH.

} ss.

THIS IS TO CERTIFY THAT ON THIS FIFTH DAY OF NOVEMBER, A.D. 1923 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED DAISY B. EASTHAM AND O. W. EASTHAM, HER HUSBAND, WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

(NOTARIAL)
(SEAL)

ANDREW T. LEWIS
NOTARY PUBLIC FOR OREGON.
MY COMMISSION EXPIRES MAY 30TH 1926.

FILED FOR RECORD MARCH 3, 1924, AT 10 A.M. BY ERICK ENQUIST

W. A. Mitchell
COUNTY AUDITOR
BY *Eddy P. Mitchell* DEPUTY